



Public Services

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LISA H. FREUND – Director

DATE: March 29, 2019

TO: FRH Enterprises LLC, B7 Engineering LLC, Parties of Record, and Interested Agencies

FROM: Byron Gumz, Senior Project Planner

SUBJ: CUP2018-00099/SEP2018-00047 – Sage Brush Dairy
Notice of Decision & Final Threshold Determination

Enclosed are the Decision and Final Threshold Determination - Mitigated Determination of Non-Significance for the proposal to establish a new dairy. Your proposal has been APPROVED. Please review the attached documents for information on conditions of approval, and your appeal options. If you have any questions on the project or the appeal process, please contact me at (509) 574-2300.

Encl. MDNS
Decision

Copy: Parties of Record
Agencies

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derived from WAC 197-11-660, Yakima County Code Chapter 16.04.230 and, by reference, the policies contained in the Yakima County Comprehensive Plan.

A. Water (Quality)

Adjacent property owners, adjacent sensitive environments, or groundwater due to construction erosion, increased runoff, and/or stormwater infiltration will not have adverse impacts if development is properly designed and managed. Adequate site investigation and development planning will mitigate these impacts. (*Horizon 2040* Policies NS 13.1, NS 13.3, & NS 14.2)

Mitigation Measure A1: The feedlot shall operate in accordance with an approved Dairy Nutrient Management Plan (DNMP) prepared for the facility.

B. Air

Wind erosion and fugitive dust are likely during grading and construction. All soils within the project area possess the potential to generate significant levels of dust if they are disturbed. This potential for wind erosion and dust creation exists predominantly during construction, but also during normal operations from equipment movement within the site. (*Horizon 2040* Policy NS 3.3)

Mitigation Measure B1: The applicant shall submit a Dust Control Plan to the Yakima Regional Clean Air Agency prior to the start of construction. During both construction and normal operations, the applicant must comply with the provisions of the submitted Dust Control Plan and all permitting and regulatory requirements set forth by the Yakima Regional Clean Air Agency.

C. Environmental Health (Vectors and Odors)

Confined Animal Feeding Operations generate large quantities of animal waste. Excess waste can generate odors and attract flies and other vectors. (Plan Policies NS 9.3 & NS 14.2)

Mitigation Measure C1: To reduce potential for larvae nurseries in the waste handling area, weeds will be prevented from growing by lining the pond.

Mitigation Measure C2: Vectors will be controlled by ensuring manure solids are as dry as possible to reduce the suitability of manure or growth medium for larval development.

Mitigation Measure C3: To reduce odor corrals are kept as dry as possible to provide the least favorable environment for odors and fly pupae.

Mitigation Measure C4: To reduce odor the disposition of dead animals is accomplished in a sanitary manner and in accordance with all state and local laws.

Mitigation Measure C5: To reduce odors feed spillage around feed bunkers is kept to a minimum, especially under moist conditions.

Mitigation Measure C6: To reduce odors all animal holding areas are kept clean of excess manure.

Mitigation Measure C7: To reduce odors manure is only applied on days when the wind is relatively calm so that the aerosols and odors are minimized from drifting onto neighboring areas.

D. Plants and Animals

The project area is within a designated critical area, Upland Wildlife Habitat Conservation Areas. The Washington State Department of Fish and Wildlife (WDFW) has identified Priority Habitat and potential for Priority Species on the subject property. (*Horizon 2040* Policies NS 15.1, NS 15.2, NS 15.4, NS 15.5, & NS 15.6)

Mitigation Measure D1: A permanent form of protection (conservation easement, deed restriction, etc.) that prohibits land disturbing activities shall be established on the subject property. The area of protection shall meet ratios of protection established by WDFW. Evidence that this mechanism has been approved by WDFW and established shall be provided to Yakima County Planning prior to construction and grading activities within the CAFO area.

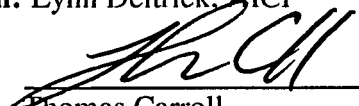
8. **Comment and Appeal Information:** This Final MDNS is issued under WAC 197-11-340(2). There is no further comment on it. You may appeal this SEPA threshold determination to Yakima County Hearings Examiner within 14 days. For information on the appeal processes, or on other issues relating to this proposal, contact Byron Gumz, Senior Project Planner, at (509) 574-2300.

9. **SEPA Responsible Official:** Lynn Deitrick, AICP

10. **Designee:**

11. **Address:**

12. **Date:**



Thomas Carroll
128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901
March 29, 2019